

NOTICE

OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF SIGNIFICANCE (DS)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Quendall Terminals
PROJECT NUMBER: LUA09-151, EIS, ECF, BSP, SM, SA-M
LOCATION: 4350 Lake Washington Blvd N
DESCRIPTION: The applicant is requesting Master Plan Review, Binding Site Plan, Shoreline Substantial Development Permit and Environmental (SEPA) Review for a mixed-use development. The site is 21.46 acres and is zoned Commercial/Office/Residential (COR) and located within the Urban Shoreline designation. The 21.46-acre site would be divided into 7 lots of which 4 would contain six - 7 story mixed-use buildings. Overall, the development would consist of 800 residential units (resulting in a net residential density of 46.4 units/acre), 245,000 square feet of office, 21,600 square feet of retail and 9,000 square feet of restaurant. The applicant has proposed to dedicate 3.65 acres for public right-of-way, which would provide access to the 7 proposed lots. Surface and structured parking would be provided for 2,171 vehicles. The site contains approximately 0.81 acres of wetlands and 1,583 linear feet of shoreline along Lake Washington. The subject site has received a Superfund designation from the U.S. Environmental Protection Agency (EPA) and the property owners are currently working on a remediation plan with EPA. Proposed improvements include remediation of existing contamination, stormwater and sewer improvements.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION MAY HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

The lead agency has determined this proposal is likely to have a significant impact on the environment. An Environmental Impact Statement (EIS) is required under RCS 43.21C.030(2)(c) and will be prepared. An environmental checklist, or other materials indicating likely environmental impacts, are available for viewing in the lead agency's office.

LEAD AGENCY: City of Renton
Environmental Review Committee

THE LEAD AGENCY HAS INITIALLY IDENTIFIED THE FOLLOWING AREAS FOR DISCUSSION IN THE EIS:

Earth, Aesthetics/Views, Critical Areas, Land and Shoreline Use, Recreation/Public Shoreline Access, Public Services Utilities, Vegetation, and Transportation/Traffic.

ALTERNATIVES: This is a proposal for a private project. The applicant may study reasonable alternatives that could feasibly attain or approximate the proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. In this case, the alternatives will include the no-action alternative. A lower density alternative, with fewer residential units and less commercial development, may also be included.

SCOPING: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Your comments must be submitted in writing and received before 5:00 p.m. on March 12, 2010. All written EIS scoping comments must be sent to Vanessa Dolbee, Senior Planner at the address noted below.

PUBLIC MEETING/OPEN HOUSE: A public EIS scoping meeting/open house will be held to provide an opportunity for the public to learn more about the proposed actions and to provide input into the environmental review process. An EIS public scoping meeting will be held at Renton City Hall at a date and time to be determined, additional notice will be provided of the meeting date and time.

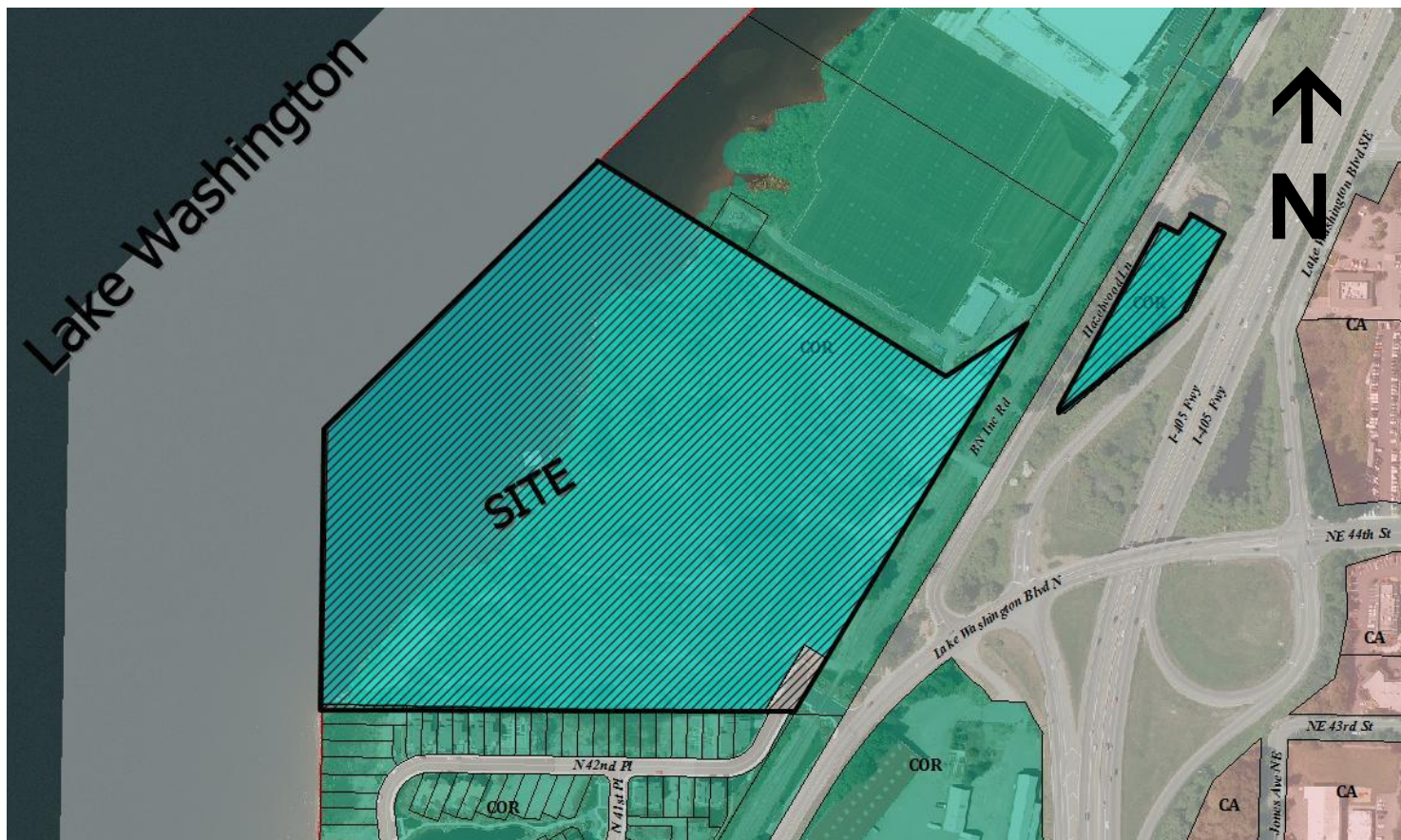
PROJECT PROPONENT: Campbell Mathewson, Century Pacific, L.P.

RESPONSIBLE OFFICIAL: City of Renton
Environmental Review Committee
Department of Community & Economic Development
Planning Division
1055 S Grady Way
Renton, WA 98057

SEND COMMENTS TO: Vanessa Dolbee, Senior Planner
Department of Community & Economic Development
Planning Division
1055 S Grady Way
Renton, WA 98057
Phone: (425) 430-7314

To appeal this Determination, you must file your appeal document with the Hearing Examiner within fourteen (14) days of the date the Determination of Significance (DS) has been published in the official city newspaper. See City Code Section 4-8-110.E, RCW 43.21C.075 and WAC 197-11-680 for further details. There shall be only one appeal of the Determination of Significance and if an appeal has already been filed, your appeal may be joined with the prior appeal for hearing or may be dismissed if the other appeal has already been heard. You should be prepared to make specific factual objections. Contact the above office to read or ask about the procedures for SEPA appeals.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on March 5, 2010. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of Renton Municipal Code Section 4-8-110.B. Additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.



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